

Fig. 1

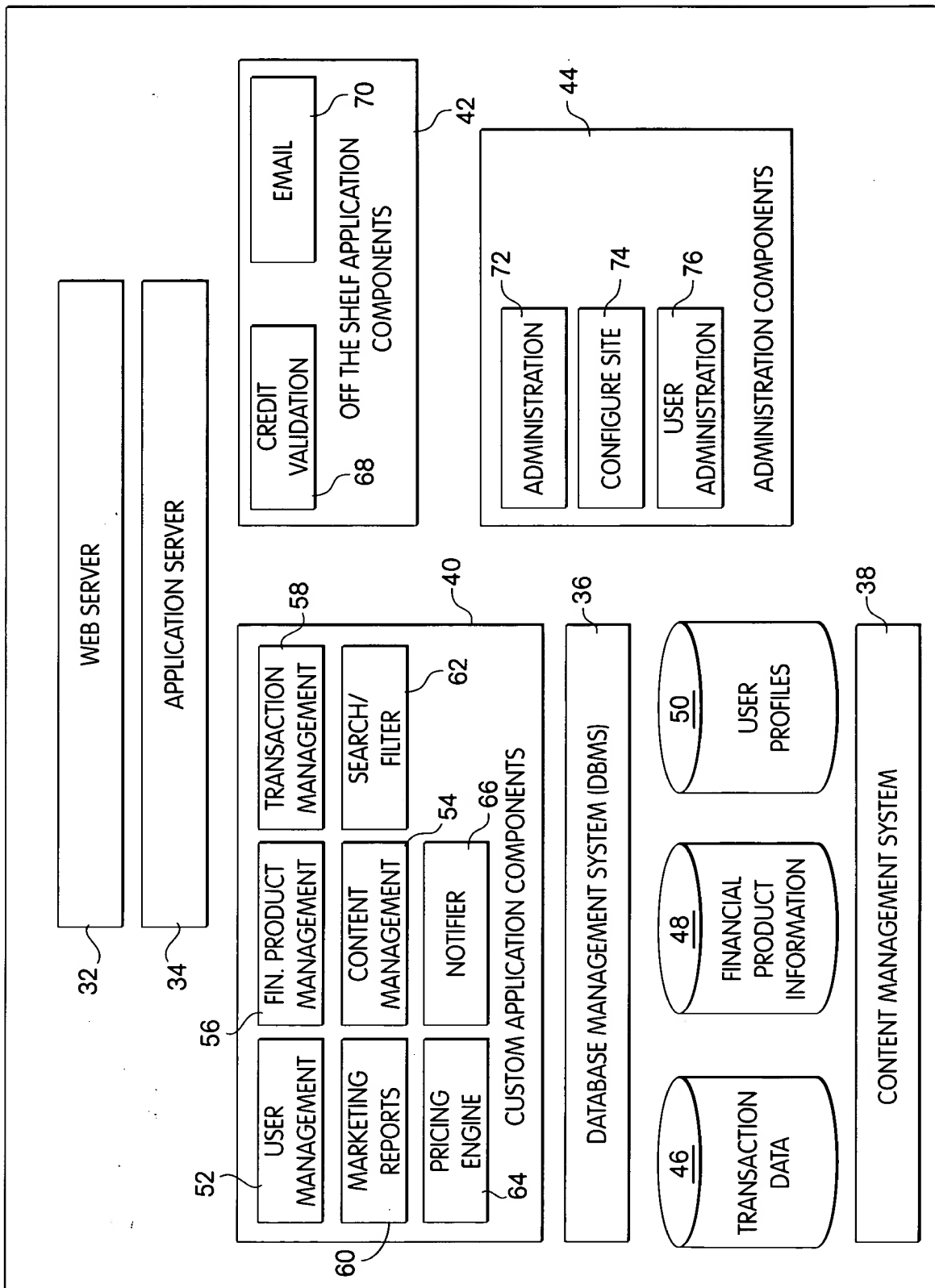


Fig. 2

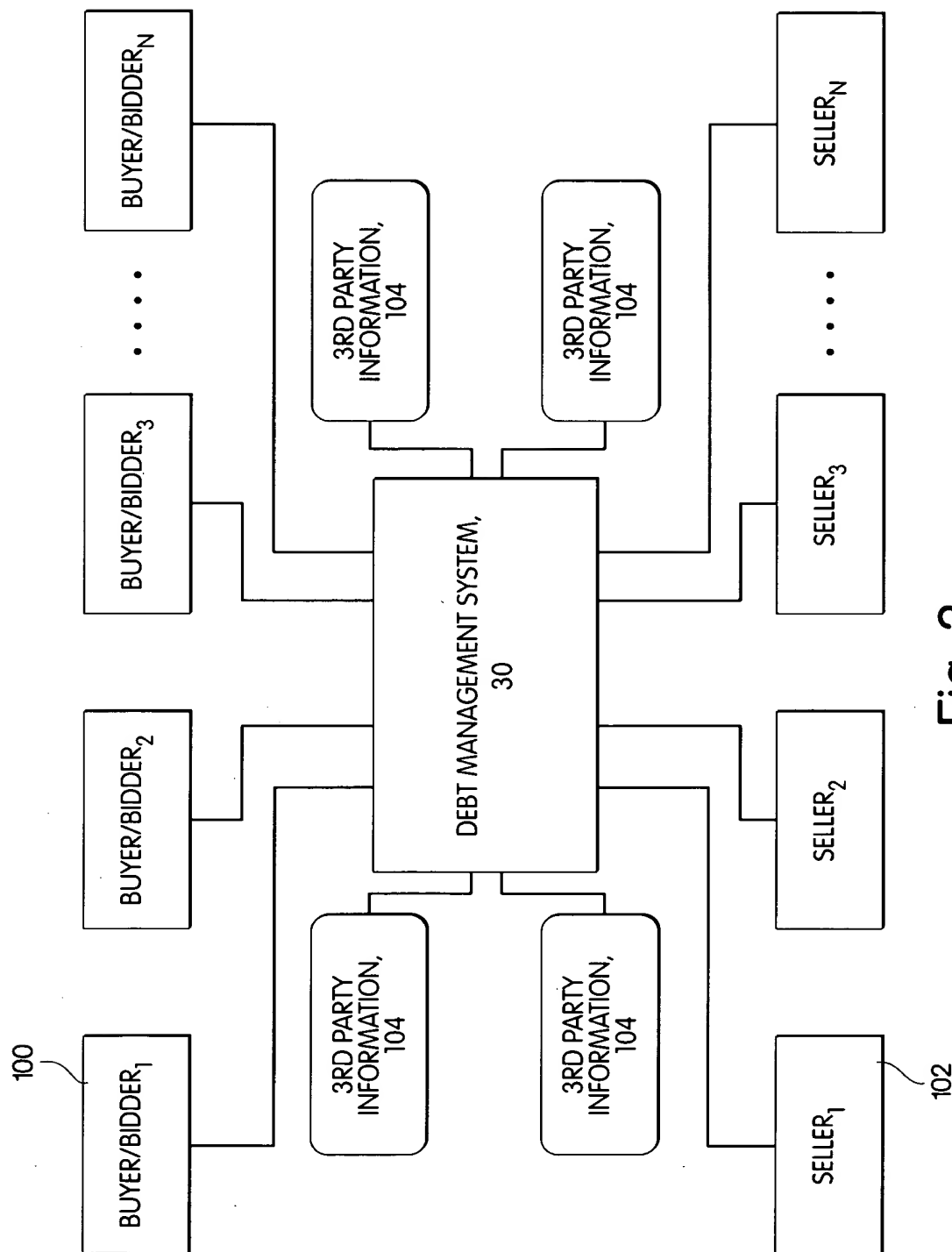


Fig. 3

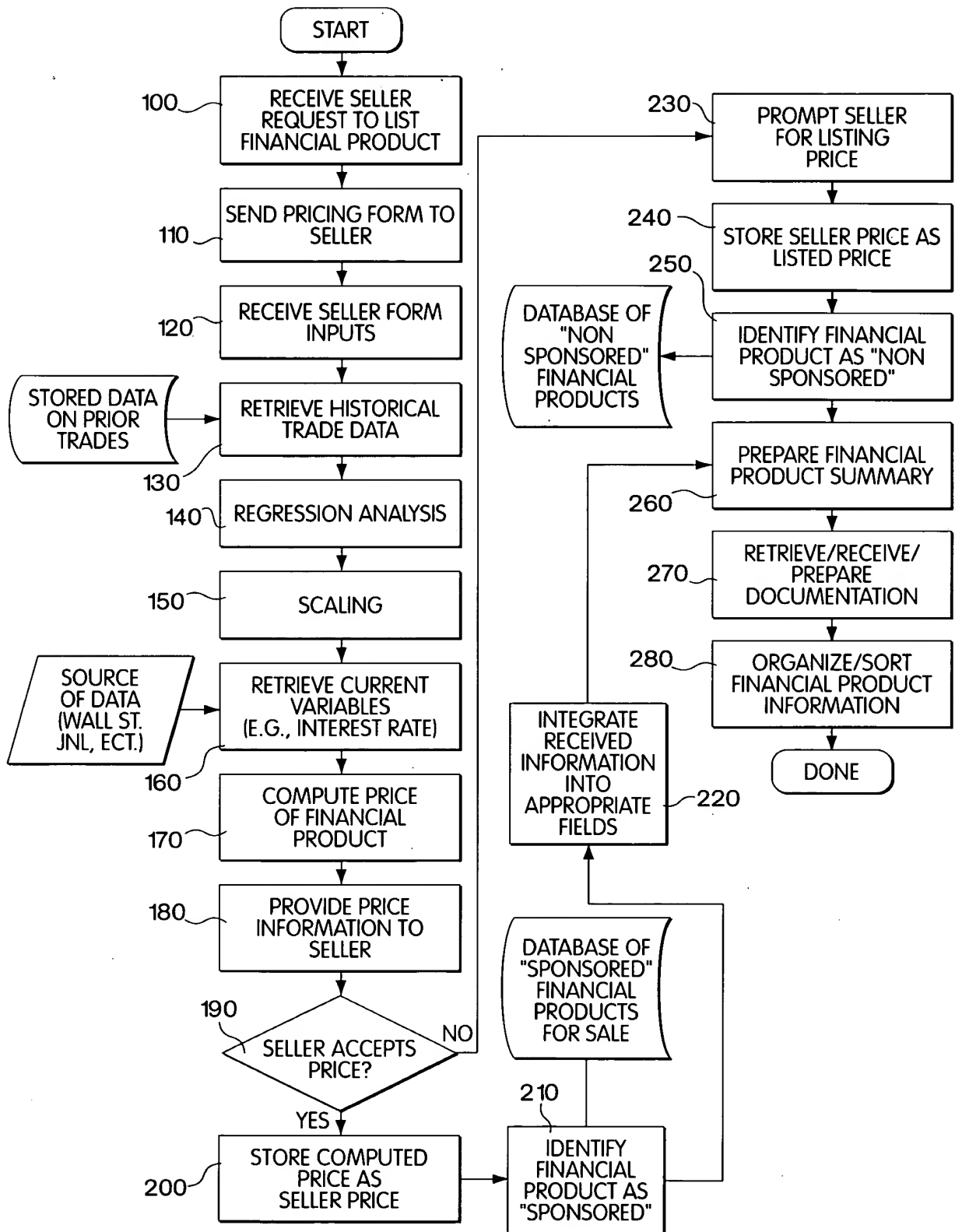


Fig. 4



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Please attach most recent asset summary report.

[illegible]

If you need more cells, please copy the last few rows to add as many as needed.

282

Fig. 5A

Please attach most recent asset summary report!!!

Please attach most recent asset summary report!!!

[illegible]

Fig. 5B

Please attach most recent asset summary report!!!

[illegible]

Fig. 5C

288

[illegible]

Fig. 5D

9/33

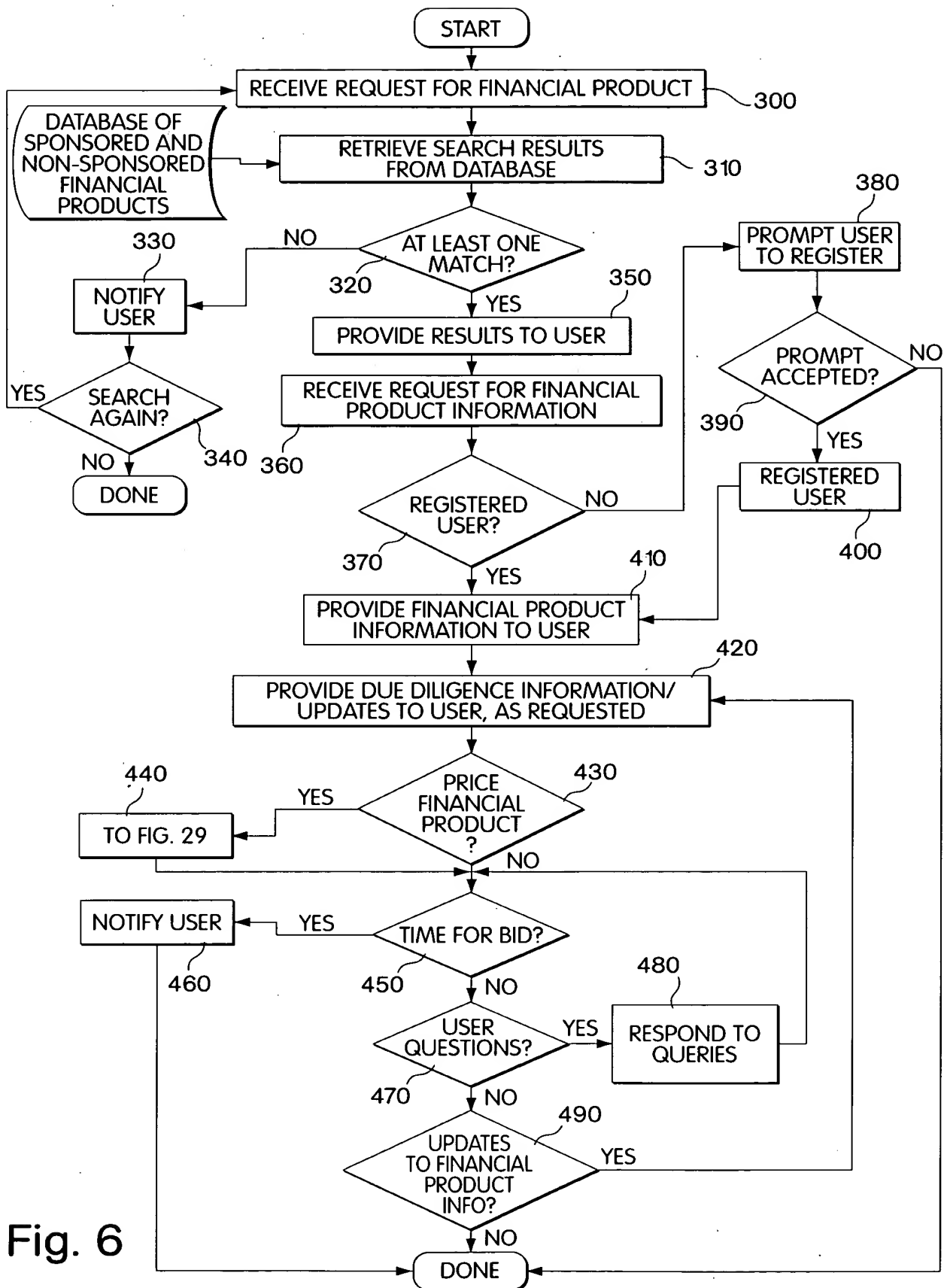


Fig. 6

debt		about us news mark to market research sellers glossary help contact us				
All Loans	My Loans	Loan Filter	Confidentiality & Certification	Edit Profile	Edit Preferences	Log Out
Login Successful, Welcome! <small>Certain information available from DebtX is confidential and is subject to the confidentiality agreement signed you or your company.</small>						
Loan Filter Enter criteria on which you would like to search. Click 'Search' button below to view loans fitting search criteria. Click 'Save' button below to view loans fitting search criteria and to update your preferences. Click 'Reset From Preferences' button below to display search criteria stored in your preferences. View Loans that match criteria stored in your preferences.						
Set Criteria						
1 Sponsorship	<input type="checkbox"/> DebtX <input type="checkbox"/> Direct <input type="checkbox"/> Brokered <input type="checkbox"/> No Preference					
2 Date Posted	<input type="radio"/> As of last two weeks <input checked="" type="radio"/> No Preference					
3 Loan/Collateral	<input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> C&I (Business) <input checked="" type="checkbox"/> 1-4 Family Residential Mortgage <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Consumer <input checked="" type="checkbox"/> JDC <input checked="" type="checkbox"/> Commercial and Multifamily Mortgage: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input checked="" type="checkbox"/> Lodging <input checked="" type="checkbox"/> Retail <input checked="" type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> Self Storage </div> <div> <input checked="" type="checkbox"/> Health Care <input checked="" type="checkbox"/> Mobile Home park <input checked="" type="checkbox"/> Warehouse </div> <div> <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Multi-family <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Land <input checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Unsecured </div> </div>					
4 Sale Structure	<input type="radio"/> Whole Loan <input checked="" type="radio"/> Participation/Syndication <input checked="" type="radio"/> No Preference					
5 Loan Balance	<input type="checkbox"/> All <input type="checkbox"/> \$2 to \$5 million <input type="checkbox"/> \$0 to \$250,000 <input type="checkbox"/> \$5 to \$10 million <input type="checkbox"/> \$250,000 to million <input checked="" type="checkbox"/> over \$10 million					
6 Performance Level	<input checked="" type="checkbox"/> All <input type="checkbox"/> Restructured Performing <input type="checkbox"/> New Origination <input type="checkbox"/> Sub-Performing <input type="checkbox"/> Seasoned Performing <input type="checkbox"/> Non-Performing					
7 Region/State	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> United States <input type="checkbox"/> International <input type="checkbox"/> Canada </div> <div> <input checked="" type="checkbox"/> Canada <input type="checkbox"/> Central <input type="checkbox"/> International <input type="checkbox"/> North-East </div> <div> <input type="checkbox"/> Alabama <input type="checkbox"/> Alaska <input type="checkbox"/> Arizona <input type="checkbox"/> Arkansas <input type="checkbox"/> California </div> </div>					
8 Maturity Date	Years <input checked="" type="checkbox"/> All <input type="checkbox"/> 0-2 <input type="checkbox"/> 2-5 <input type="checkbox"/> 5-10 <input type="checkbox"/> 10+					
9 Lein Position	<input type="radio"/> First <input type="radio"/> Other <input checked="" type="radio"/> No Preference					
10 Coupon	<input type="radio"/> Fixed <input type="radio"/> Variable <input checked="" type="radio"/> No Preference					
11 Recourse	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> No Preference					
12 Call Protection	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> No Preference					
13 Bid Date	<input type="radio"/> Within 2 weeks <input type="radio"/> Beyond 2 weeks <input checked="" type="radio"/> No Preference					
<div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px 10px;">Search</div> <div style="border: 1px solid black; padding: 5px 10px;">Reset Criteria From Preference</div> <div style="border: 1px solid black; padding: 5px 10px;">Save Criteria To Preference</div> </div>						

Fig. 7

Offerings: Microsoft Internet Explorer

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Loans are available individually or in pools. Summary characteristics are shown in the table below.
Click on any Reference to display loan details

Available															
My Loans	Reference	Principal Balance	# Lns	Performance Level	Type	Location	Bid Date	Status	LTV %	DSC %	Coupon %	Maturity	Lein Position	Unfunded	Reserve Price
Save to	debt 1449	\$14,130,000	1	Seasoned	Office	MA	8/22/01	Open	63	1.37	5.936	4/1/03	First	\$0	Not disclosed
Save to	debt 1450	\$13,827,085	1	Seasoned	Office	MA	8/22/01	Open	63	1.63	6.695	5/4/01	First	\$0	Not disclosed
Save to	debt 1444	\$6,804,787	1	Seasoned	Office	NY	NAP	Open	NAV	1.63	8.250	10/15/07	First	\$0	\$0.7810
Save to	debt 1448	\$940,229	1	Seasoned	Multi-family	PA	NAP	Open	NAV	1.90	8.375	7/1/08	First	\$0	\$0.9700
Under Agreement															
My Loans	Reference	Principal Balance	# Lns	Performance Level	Type	Location	Bid Date	Status	LTV %	DSC %	Coupon %	Maturity	Lein Position	Unfunded	Reserve Price
Save to	debt 1445	\$643,753	6	Various	Commercial or Multi-Family	MA	7/25/01	Pending	NAV	NAV	9.205	1/29/04	Various	\$0	Not disclosed
Save to	debt 1439	\$2,632,776	1	Seasoned	Health Care	NC	6/27/01	Pending	NAV	1.44	8.750	8/1/30	First	\$0	Not disclosed

Start Internet 2:16 PM

502

Fig. 8

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The detail you are viewing is sample information. To view actual data you must be registered.

DEMO LOAN

Reference	Principal Balance	# of Loans	Performance Level	Bid Date	Reserve Price	Coupon %	Maturity	LTV %	DSC	Lien Position	Unfunded Commitment
DebtX1234	\$29,785,318	1	New	TBD	Undisclosed	8.30	02/01/10	80	1.10x	First	\$0

LOAN LIST

>LOAN 1 | New | Oth | NY

..... Scroll

LOAN DOCUMENTATION

Free

- 1: Table of Contents
- 2: Narrative
- 3: Statistics

For Purchase

- 4: Note
- 5: Mortgage/Security/Agreements
- 6: Guaranty
- 7: Assignments
- 8: UCC
- 9: Title Insurance
- 10: Envir. Indemnity Agreement
- 11: Property Condition Asses.
- 12: Appraisal
- 13: Envir. Site Assessment
- 14: Other Collateral Information
- 15: Other Sponsor Information

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OVERVIEW

\$29.8 million, one performing loan relationship with unique collateral.

Attributes

Sponsor	DebtX
Sale	Whole Loan
Servicing	Released
Bid Type	Sealed
Currency	Dollars

Miscellaneous

[Terms of Sale](#)
[Asset Sale Agreement](#)
[War Room Reservation Form](#)
[Excel Summary Tape](#)
[Review File Order](#)
[Draft Bid](#)

LOAN

Borrower	ABC Developers
Principal Balance	\$29,785,318
Original Balance	\$30,000,000
Original Funding	01/03/00
Mos Remain Amort	398
Performance Level	New Origination
Past Due Interest	\$0
Maturity Date	02/01/10
Coupon	8.3000%
Index	Fixed
Margin	NAP
Next Adjustment	NAP
Accrual Method	30/360
LTV	80%
DSC	1.10x
Call Protection	Yes
Call Protection End	1/1/2005
Recourse	Yes
Sponsor Net Worth	NAV

COLLATERAL

[Click to see full image](#)
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Type	Other
Sub Type	Landmark
Address	Liberty Island
City	New York
State	NY
Lien Position	First
Prior Liens	NAP
Past Due Taxes	\$0
Collateral Value	\$37,800,000
As Of Date	01/01/00
NOI	\$3,180,000
As Of Date	01/01/00

» Cross Collateralized Loans

508 quick price 510 buy documentation 512 bid

The above information is not intended as an offer to sell, or the solicitation of an offer to buy any securities. An offer is made only via receipt of complete loan documentation.

Fig. 9

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debtX_demo: demoA-1 loan totaling \$29,785,318

SPONSORED BY

[Back to Offering List](#)

Offering Overview

THIS IS A SAMPLE OFFERING FOR DEMONSTRATION PURPOSES. USERS MUST BE REGISTERED AND LOGGED IN TO VIEW ACTUAL INFORMATION

Bid Date	1/8/01	Status	Never Offered
Reserve	Undiscovered	Auction	Sealed Bid
Sponsor	DebtX	Sale	Whole Loan
Servicing	Released	Currency	US Dollars
WAC	8.300%	WALT	80%
WAM	2/1/10	WADSC	1.11
# Loans	1	Location	NY
Lien Pos.	First	Unfunded	\$0
Performance Type	New Origination		
Balance	Other		
	\$29,785,318		

Loan Narrative

Loan Structure	NAV	Past Due Interest	\$0
Original Balance	\$30,000,000	Mos Remain Amort	293
Original Funding	1/3/00	Accrual Method	---
Performance Level	New Origination	LTV	80 %
Maturity Date	2/1/01	DSC	1 1 1
Coupon	8.3000%	Call Protection	Yes
Index	---	Call Protection End	8/1/09
Margin	---	Recourse	Yes
Next Adjustment	---	Guarantor Net Worth	---

Documentation

Type	Commerical or Multi-Family: Other
Subtype	
Address	Landmark
City	Liberty Island
State	New York
Postal Code	New York
Tax Past Date	---
	\$0

Quick Pice

Lien Positive	First
Prior Liens	\$0
Value	\$37,232,000
As of Date	1/1/00
NOI	\$3,150,00
As Of Date	1/1/00

[Terms and Conditions](#)
[Excel Summary](#)

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[Bid on this Asset](#)

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506

Fig. 10



Narrative

Ms. Liberty

Reference Number	Outstanding Principal	Monthly P&I Payment	Interest Rate	Maturity Date	LTV	DSC	Recourse (Y/N)
1776	\$29,785,318	\$237,538	8.30%	02/01/10	80%	1.1x	Yes

Loan Description/History

This loan is a stand-alone note, which was originated on January 3, 2000 in the amount of \$30,000,000 with a current principal balance of \$29,785,318 amortizing on a 25 year schedule. Interest is fixed to maturity in February, 2010. The monthly payment is \$237,538.26. The loan was funded to repay a bridge loan provided for the recent refurbishment of the site.

Collateral Description

Situated on a 4.2 acre island in a convenient location, this site is easily accessible by regularly scheduled water transport. Assembly was completed in 1886, having been shipped over in 214 crates aboard the French Frigate Iser. Designed by Frederci-Auguste Bartholdi, and made of steel, copper and concrete, the statue now features an elevator, gift shop, museum and lots of stairs. The structure is 151 feet tall, and weighs over 225 tons. Renovations were completed between 1984 and 1986. Excellent views are provided from the 25 windows on the upper floors.

Tax Issues/Escrows

The National Park Service has kept taxes current and paid timely. An abatement was recently filed, citing the assessment considerably exceeding the recent appraisal.

LTV/DSC

Based upon the recent appraisal, loan-to-value is 80%. The 11.3% cap utilized was based in part upon the estimated seasonality of the cash flow if admissions were to be charged at the site (the Park Service does not charge an admission fee). Based upon an estimated fee of \$1.00 and 4.2 million visitors per year, with a 25% expense ratio, NOI is \$3,150,000. Debt service annually is \$2,850,456 resulting in a 1.105x debt service coverage, on an estimated basis.

Payment History

Paid as agreed, with all payments received via wire prior to the due date.

Sponsor Discussion

The National Park Service operates 373 parks throughout the United States, covering over 83 million acres, including Yellowstone, Grand Canyon National Park, the Boston Harbor Islands, and the Whitehouse. The Service has over 15,000 full-time employees, and an operating budget of approximately \$1.7 billion.

The information above has been compiled by DebtX on a best efforts basis. No representations or warranties are made as to its accuracy.

Fig. 11

SAMPLE STATISTICS PAGE

Offering Name Offering Number Loan ID*	Loan Name Loan Type Loans in Offering
--	---

Sale Structure Servicing Retained/Released Bid Date	Bid Type Reserve Price Index	Specific Sponsor Seller Reference Number Seller Name
---	------------------------------------	--

Performance Level Borrower Street Borrower City Borrower State Borrower Zip Form of Borrowing Entity Cross-Collateralized Loans	Original Funding Date Currency Type Original Note Amount First Loan Payment Due Date Prepayment Lock-out End Date Yield Maintenance End Date Prepayment Terms Description
---	---

Prepayment Penalty Matrix	
Prepayment Penalty	Prepayment Penalty End Date

Current Balance Current Balance as of Date Unfunded Commitments Current Maturity Date Amort Mos Remaining) Total Scheduled P&I Due Payment Frequency Grace Days Allowed Paid To Date Date Last Pmt Received # Days Interest Past Due Total Payment Last 12 Mos # Time 30 Days Late # Time 60 Days Late # Time 90 Days Late Date of Last Modification Modification Code Date Default Letter Sent	Current Interest Rate Servicer and Trustee Fee Rate Interest Rate Type Next Rate Adjustment Date Interest Accrual Method Code Per Diem Interest ARM Index Code ARM Margin Periodic Rate Increase Limit Periodic Rate Decrease Limit Lifetime Rate Cap Lifetime Rate Floor Rate Reset Frequency In Bankruptcy? Bankruptcy Date Recourse (Y/N)
--	---

Guarantor Number	Guarantor Name	Type	Net Worth	Net Worth Date

Escrow Type	Current Balance	As of Date

Fig. 12

Additional Financial Information

FICO Score	Total Assets
Debt To Worth	Cash
Senior Debt to Tangible Worth	Intangible/Related Party Assets
Current Ratio	Tangible Assets
Quick Ratio	Current Assets
Other Covenants	Tangible Current Assets
Total Unqualified Value	Total Liabilities
Collateral Advance Rate	Current Liabilities
Reporting Frequency	Senior Debt
	Subordinated Debt

Collateral Information

Collateral Number	Name
Collateral Type Code	Address
Collateral Sub-Type	City
Lien Position	State
Prior Lien Balance	Zip Code
Past Due Taxes	
Year Built	Ground Lease (Y/S/N)
Year Last Renovated	Total Reserve Balance
Net Square Feet	Most Recent Appraisal Value
# Of Units/Beds/Rooms	Most Recent Appraisal Date
Number of Floors	Assessed Value
Number of Parking Spaces	Date Asset Expected to Be
Land Area (square feet)	Resolved or Foreclosed
Credit Tenant Lease	Most Recent Revenue
Most Recent Occupancy	Most Recent Operating Expenses
Number of Tenants	Most Recent NOI
Occupancy/# Tenants as of	Most Recent Financial As of Start
Date Lease Rollover Review	Most Recent Financial As of End
% Sq. Feet expiring 1-12 mos	Most Recent Financial Indicator
% Sq. Feet expiring 13-24 mos	Preceding Fiscal Year As of Start
% Sq. Feet expiring 25-36 mos	Preceding FY Revenue
% Sq. Feet expiring 37-48 mos	Preceding FY Operating Expenses
% Sq. Feet expiring 49-60 mos	Preceding FY Year NOI
Largest Tenant	Preceding FY Physical Occupancy
SF of Largest Tenant	Second Preceding FY Start
2 nd Largest Tenant	Second Preceding FY Revenue
SF of 2 nd Largest Tenant	Second Preceding FY Op. Exp.
3 rd Largest Tenant	Second Preceding Fiscal Year NOI
SF of 3 rd Largest Tenant	Second Preceding FY Occupancy
Fiscal Year End Month	Most Recent NCF
Date of Last Inspection	Preceding Fiscal Year NCF
Environmental Report Type	Second Preceding FY NCF
Environmental Report Year	

Fig. 13

THIS DOCUMENT AFFECTS THE RESPECTIVE LEGAL RIGHTS AND OBLIGATIONS OF THE PARTIES HERETO. ACCORDINGLY, THE PARTIES SHOULD CONSULT THEIR ATTORNEYS BEFORE EXECUTING THIS DOCUMENT.

PROMISSORY NOTE

\$30,000,000

Anytown, New York
As of January 3rd, 2000

FOR VALUE RECEIVED ABC DEVELOPERS, LLC, a New York limited liability company, as maker, having its principal place of business at 123 Main Street, Anytown, New York 12233 ("Borrower"), hereby unconditionally promises to pay to the order of XYZ LENDING COMPANY, a New York corporation, having an address at 100 Middle Road, Big City, New York 33345 ("Lender"), or at such other place as the holder hereof may from time to time designate in writing, the principal sum of THIRTY MILLION AND 00/100 DOLLARS (\$30,000,000.00) in lawful money of the United States of America with interest thereon to be computed from the date of this Note at the Applicable Interest Rate (defined below) in accordance with the terms of this Note.

ARTICLE I - Payment Terms

Borrower agrees to pay sums under this Note in installments as follows:

- (a) a payment of interest only on February 1, 2000;
- (b) a constant payment of \$220,805.43 on March 1, 2000 and on the first day of each calendar month thereafter up to and including January 1, 2010 (each, a "Payment Date"); each of the payments to be applied as follows: (i) first, to the payment of interest computed at the Applicable Interest Rate; and (ii) the balance toward the reduction of the principal sum; and
- (c) the balance of the principal sum and all interest thereon on February 1, 2010 (the "Maturity Date").

ARTICLE 2 - Interest

The interest rate on this Note is eight and three tenths percent (8.30%) per annum (the "Applicable Interest Rate"). Interest on the principal sum of this Note shall be calculated by multiplying the actual number of days elapsed in the applicable period by a daily rate based upon a three hundred sixty (360) day year.

PROVIDED BY:
THACHER PROFFITT & WOOD
NEW YORK, NEW YORK 10048

POLICY OF TITLE INSURANCE

Issued by

NATIONAL TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATION, NATIONAL TITLE INSURANCE COMPANY, a Blank corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title:
3. Unmarketability of the title:
4. Lack of a right of access to and from the land:
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title:
6. The priority of any lien or encumbrance over the lien of the insured mortgage:
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
 - (a) arising from an improvement or work related to the land which is contracted for or commenced prior to Date of Policy, or
 - (b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy, and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance:
8. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens

The Company will also pay the costs, attorney's fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Condition and Stipulations.

[Witness clause optional]

NATIONAL TITLE INSURANCE COMPANY

BY: 
PRESIDENT

BY: 
SECRETARY

ALTA LOAN POLICY (10/17/92)

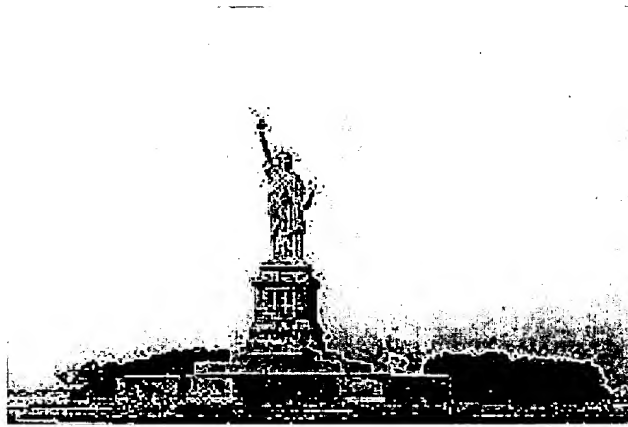


Fig. 16

Boston Office

Boston Office Market Profile



Stats

First Quarter 2001

AVERAGE ASKING RENT \$44.54
AVERAGE VACANCY RATE 3.6%

Market Rank

First Quarter 2001

RENT GROWTH 2
VACANCY RATE 3
INVENTORY GROWTH 8

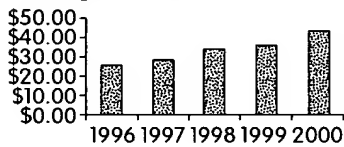
Vacancy Trend



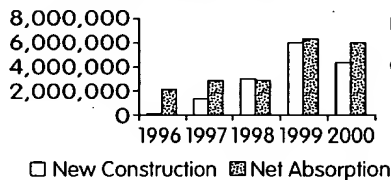
Boston Office Market Overview

Boston's large, 111 million-square-foot office sector is one of the nation's premier office markets. And, economic slowing and dot.com attrition notwithstanding, it is also one of the nation's tightest. While construction is active, space has been quickly absorbed, and high levels of preleasing are reported for developing properties. Vacancy is also low. Rents are high and expected to go higher as demand increases. Per first-quarter 2000, Reis estimates a vacancy rate of 3.6%, down slightly from 4.5% a year earlier. That rate is forecast to reach 5.7% per year-end 2001, then reach the 7% range the following years as rental growth recedes from its recent heights. In a market this large, and competitive, these increased rates do not translate into a general softening of demand. Rents are continuing their upward trend, amidst reports of "sticker shock" by industry observers. Per first quarter 2001, Reis estimates asking and effective rents averaging \$44.54 psf and \$42.70, respectively: each up over 20% from one year earlier. Asking and effective rents are projected to increase a more modest 3% per year over the next three years.

Asking Rent Trend



Supply/Demand Trends



□ New Construction ■ Net Absorption

National Office Market Overview

[Click here for a review of major trends across the US.](#)

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For more detailed metro, submarket and rent comp reports for this market and other ones throughout the U.S. go to Reis.com by clicking on the logo above

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Fig. 17

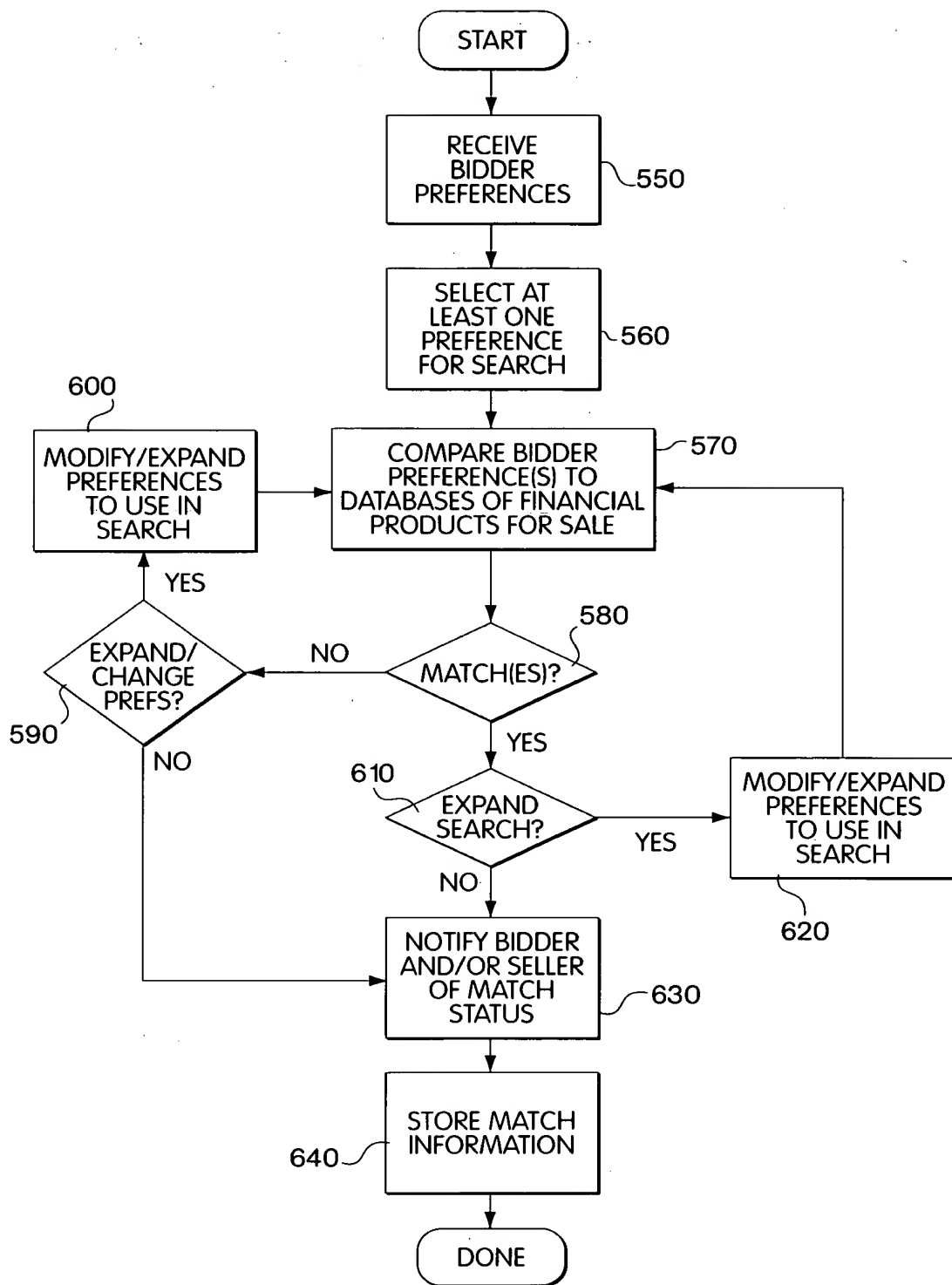


Fig. 18

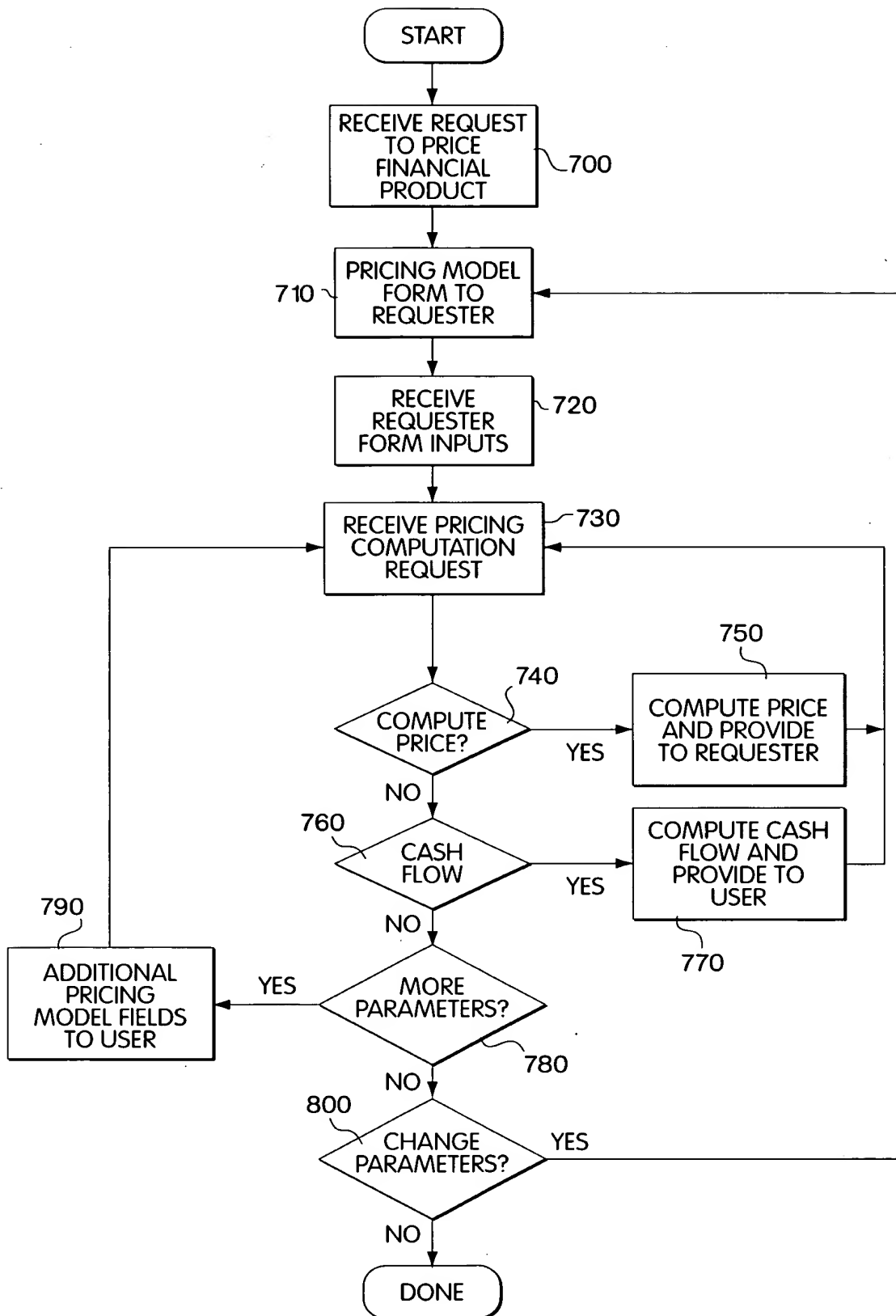















Fig. 19

Mark to Market

*=required

Loan Type *	Real Estate 
Documentation *	Bank Documents 
Principal Balance *	100000
As of Date	
Maturity Date *	2004
State/Province *	Texas 
Location Description *	Rural 
Monthly P&I Due	
Coupon *	10 (e.g. enter 10 for 10%)
Fixed or Variable *	Fixed 
Index Used (* if Fixed or Variable=Variable)	Other 
Current Index Rate (* if Fixed or Variable=Variable)	variable (e.g. enter 8 for 8%)
Margin (* if Fixed or Variable=Variable)	2 (e.g. enter 2 for 2%)
Next Change Date (* if Fixed or Variable=Variable)	variable
Interest-Accrual-Method *	30/360 
Performance Level *	New Origination 
Days Past Due (* if Performance Level = Sub- or Non-)	non
Times 30 Days Late Past 12 Months	
In Bankruptcy? *	<input type="radio"/> Yes <input checked="" type="radio"/> No
Prepayment Penalty or Lockout? *	<input type="radio"/> Yes <input checked="" type="radio"/> No
Later of Lockout/Yield Maintenance/Defeasance End Date (if Prepayment Penalty or Lockout=Yes)	
Current or Next Prepayment Penalty as % of Outstanding Principal (if Prepayment Penalty or Lockout=Yes)	(e.g. enter 2 for 2%)
Current or Next Penalty End Date (if Prepayment Penalty or Lockout=Yes)	
Recourse?*	<input type="radio"/> Yes <input checked="" type="radio"/> No
Guarantor/Sponsor Net Worth	
Lien Position *	First 
Prior Lien Balance (* If Lien Position=Subordinate or Other)	
Past Due Taxes	
Collateral Type *	Other 
Collateral Quality *	A 
Environmental Issues *	None 
LTV *	80 (e.g. enter 80 for 80%)
DSC*	120 (e.g. enter 120 for 120%)

810

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Please be advised that the values show are approximations using assumptions that are not necessarily accurate.

Fig. 20

Loan Modeling

Select Performance Scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

Perform As Agreed
Performance Scenario: Perform as Agreed ▾ Yield to maturity must be entered

***=Required Fields**
*** Yield to Maturity:**
 (e.g. 10 for 10%) 10

Override Maturity Date:
 (min 6 mos, max 20 years from today) 02/08/02

Calculate Get Monthly Cash Flow Get Annual Cash Flow >> Back

Loan Information:

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 21

Loan Modeling

Select Performance Scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

Perform As Agreed
Performance Scenario: Perform as Agreed ▾ **99.3 cents on the dollar.**

*=Required Fields

* Yield to Maturity:
 (e.g. 10 for 10%) 10

Override Maturity Date:
 (min 6 mos, max 20 years from today) 02/08/02

Calculate Get Monthly Cash Flow Get Annual Cash Flow Back

Loan Information:

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.


Fig. 22

[illegible]

Fig. 23

Loan Modeling

Select performance scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

Foreclosure
Performance Scenario: **Foreclose**  Based on the assumptions provided the value of your loan is estimated to be...

*=Required Fields







* Yield to Maturity: (e.g. 10 for 10%) **15** * Default Date **09/19/01**

Override Maturity Date: (min 6 mos, max 20 years from today)

Months From Default to Cashflow **3** Sale Proceeds as % of Appraised Value (e.g. 80 for 80%) **80**

Percent of Cashflow Collected (e.g. 80 for 80%) **80** Brokerage Expense as % of Sale Proceeds (e.g. 3 for 3%) **3**

Months from Cashflow to Sale **6**

	Dollar Amount	Period	Date (if Period is 'specific date')
Legal Expenses:	<input type="text"/>	at default 	<input type="text"/>
Appraisal Expenses:	<input type="text"/>	at default 	<input type="text"/>
Environmental Expenses:	<input type="text"/>	at default 	<input type="text"/>
Capital Expenses:	<input type="text"/>	at default 	<input type="text"/>
Taxes & Other Senior Liens Paid:	<input type="text"/>	at default 	<input type="text"/>
Guarantor Recovery:	<input type="text"/>	at default 	<input type="text"/>

Calculate **Get Monthly Cash Flow** **Get Annual Cash Flow** **>> Back**

Loan Information:


Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 24

Loan Modeling

Select performance scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

Foreclosure
Performance Scenario: **Foreclose**  **69.4 cents on the dollar.**

*=Required Fields







* Yield to Maturity: (e.g. 10 for 10%) **15** * Default Date **09/19/01**

Override Maturity Date: (min 6 mos, max 20 years from today)

Months From Default to Cashflow **3** Sale Proceeds as % of Appraised Value (e.g. 80 for 80%) **80**

Percent of Cashflow Collected (e.g. 80 for 80%) **80** Brokerage Expense as % of Sale Proceeds (e.g. 3 for 3%) **3**

Months from Cashflow to Sale **6**

	Dollar Amount	Period	Date (if Period is 'specific date')
Legal Expenses:	<input type="text"/>	at default 	<input type="text"/>
Appraisal Expenses:	<input type="text"/>	at default 	<input type="text"/>
Environmental Expenses:	<input type="text"/>	at default 	<input type="text"/>
Capital Expenses:	<input type="text"/>	at default 	<input type="text"/>
Taxes & Other Senior Liens Paid:	<input type="text"/>	at default 	<input type="text"/>
Guarantor Recovery:	<input type="text"/>	at default 	<input type="text"/>

Calculate **Get Monthly Cash Flow** **Get Annual Cash Flow** **>> Back**

Loan Information:

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 25

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Loan Modeling

Select performance scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

Extension/Restructure		Based on the assumption provided the value of your loan is estimated to be...	
Performance Scenario:	<input type="text" value="Extension/Restructure"/>		
*Required Fields			
* Yield to Maturity: (e.g. 10 for 10%)	<input type="text" value="15"/>	* Restructure/Extension Date	<input type="text" value="09/19/01"/>
*New Maturity Date: (maximum 20 years from today)	<input type="text" value="09/19/05"/>	% of Principal Refinanced (remainder is considered forgiven)	<input type="text" value="100"/>
New Interest Rate (e.g. 10 fro 10%)	<input type="text" value="10"/>		
*New Amortization Schedule in Years (enter 1000 for interest only)	<input type="text" value="20"/>		
	Dollar Amount	Period	Date (if Period is 'specific date')
Legal Expenses:	<input type="text"/>	<input type="text" value="at default"/>	<input type="text"/>
Appraisal Expenses:	<input type="text"/>	<input type="text" value="at default"/>	<input type="text"/>
Environmental Expenses:	<input type="text"/>	<input type="text" value="at default"/>	<input type="text"/>
Capital Expenses:	<input type="text"/>	<input type="text" value="at default"/>	<input type="text"/>
Taxes & Other Senior Liens Paid:	<input type="text"/>	<input type="text" value="at default"/>	<input type="text"/>
Guarantor Recovery:	<input type="text"/>	<input type="text" value="at default"/>	<input type="text"/>
<input type="button" value="Calculate"/>		<input type="button" value="Get Monthly Cash Flow"/>	<input type="button" value="Get Annual Cash Flow"/>
		<input type="button" value="Back"/>	

Loan Information:

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 26

Loan Modeling

Select performance scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

Extension/Restructure
Performance Scenario: Extension/Restructure ▾ **85.1 cents on the dollar.**

*=Required Fields

* Yield to Maturity: (e.g. 10 for 10%) 15 * Restructure/Extension Date 09/19/01

*New Maturity Date: (maximum 20 years from today) 09/19/05 % of Principal Refinanced (remainder is considered forgiven) 100

New Interest Rate (e.g. 10 fro 10%) 10

*New Amortization Schedule in Years (enter 1000 fro interest only) 20

	Dollar Amount	Period	Date (if Period is specific date)
Legal Expenses:	<input type="text"/>	at default ▾	<input type="text"/>
Appraisal Expenses:	<input type="text"/>	at default ▾	<input type="text"/>
Environmental Expenses:	<input type="text"/>	at default ▾	<input type="text"/>
Capital Expenses:	<input type="text"/>	at default ▾	<input type="text"/>
Taxes & Other Senior Liens Paid:	<input type="text"/>	at default ▾	<input type="text"/>
Guarantor Recovery:	<input type="text"/>	at default ▾	<input type="text"/>

Calculate Get Monthly Cash Flow Get Annual Cash Flow >> Back

Loan Information:

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 27

Loan Modeling

Select performance scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

DPO/Early Payoff
Performance Scenario: **DPO/Early Payoff** ▼ Based on the assumptions provided the value of your loan is estimated to be...

*=Required Fields

* Yield to Maturity:
(e.g. 10 for 10%) **15** Default Date, if any

*Override Maturity Date:
(min 6 mos, max 20 years from today) **02/08/02**

% of Payment Received Default to Payoff (e.g. 80 for 80%) **80** * DPO/Early Payoff Date **09/27/01**

% of Principal Repaid (e.g. 80 for 80%) **85**

% of Past Due Interest Paid (e.g. 80 for 80%) **95**

Legal Expenses: Dollar Amount **at default** ▼ Period: Date (if Period is 'specific date')

Appraisal Expenses: **at default** ▼

Environmental Expenses: **at default** ▼

Capital Expenses: **at default** ▼

Taxes & Other Senior Liens Paid: **at default** ▼

Guarantor Recovery: **at default** ▼

Calculate **Get Monthly Cash Flow** **Get Annual Cash Flow** **>> Back**

Loan Information

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 28

Loan Modeling

Select performance scenario, and enter fields as appropriate. Depress the "Calculate" button to display an estimate price for the loan based on the input assumptions.

DPO/Early Payoff
Performance Scenario: **DPO/Early Payoff ▼ 84.5 cents on the dollar.**

*=Required Fields

* Yield to Maturity:
(e.g. 10 for 10%) **15** Default Date, if any

*Override Maturity Date:
(min 6 mon, max 20 years from today) **02/08/02**

% of Payment Received Default to Payoff (e.g. 80 for 80%) **80** * DPO/Early Payoff Date **09/27/01**

% of Principal Repaid (e.g. 80 for 80%) **85**

% of Past Due Interest Paid (e.g. 80 for 80%) **95**

	Dollar Amount	Period	Date (if Period is specific date)
Legal Expenses:		at default ▼	
Appraisal Expenses:		at default ▼	
Environmental Expenses:		at default ▼	
Capital Expenses:		at default ▼	
Taxes & Other Senior Liens Paid:		at default ▼	
Guarantor Recovery:		at default ▼	

Calculate **Get Monthly Cash Flow** **Get Annual Cash Flow** **>> Back**

Loan Information:

Loan Type	Comm & Multifam Mtg	Days Past Due	0
Documentation	Bank Documents	Times 30 Days Late Past 12 Months	0
Principal Balance	\$5,000,000	In Bankruptcy?	N
As of Date	---	Prepayment Penalty or Lockout?	N
Maturity Date	9/19/01	Lockout/Yield Maintenance End Date	NAP
State	Massachusetts	Current or Next Prepayment Penalty	NAP
Location Description	Suburb - Excellent	Current or Next Penalty End Date	NAP
Monthly P & I Due	\$0	Recourse?	N
Coupon	15.0000%	Guarantor/Sponsor Net Worth	\$0
Fixed or Variable	Fixed	Lien Position	First
Index Used	NAP	Prior Lien Balance	\$0
Current Index Rate	NAP	Past Due Taxes	\$0
Margin	NAP	Collateral Type	Land
Next Change Date	NAP	Collateral Quality	A
Interest Accrual Method	30/360	Environmental Issues	None
Performance Level	Seasoned Performing	LTV	100.00%
		DSC	1.00x

Please be advised that the value shown is an approximation using assumptions that are not necessarily accurate.

Fig. 29

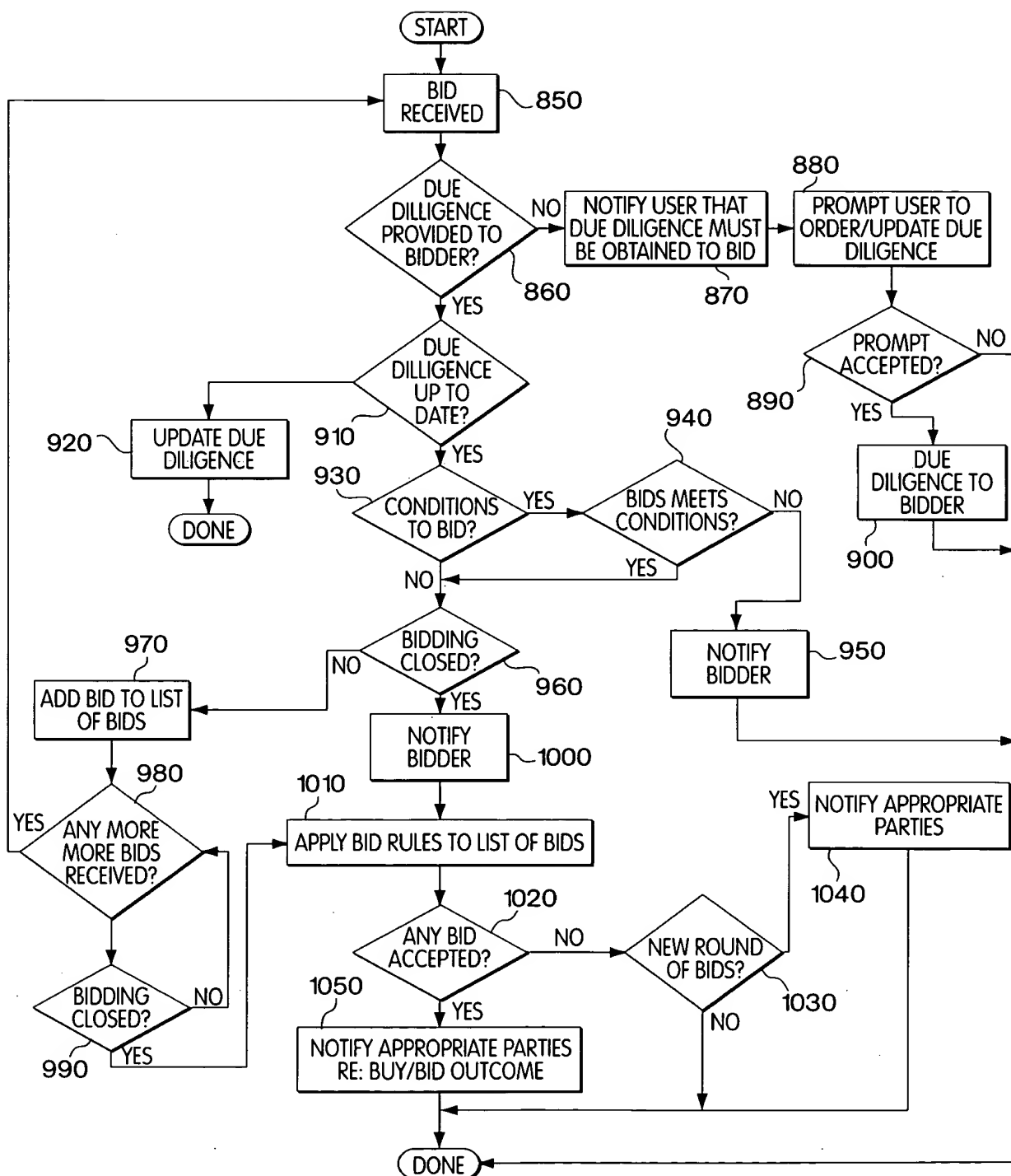


Fig. 30